BURNSIDE

21 Milton Lane, Finavon, Forfar, DD8 3RH



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Set within a peaceful rural community, just a 10-minute drive from the county town of Forfar, this fully refurbished detached bungalow enjoys a picturesque setting amid generous private gardens with open countryside views. The bright, turnkey interior offers spacious and versatile single-storey living, comprising four double bedrooms, including a principal en-suite, a four-piece family bathroom, and a sociable arrangement of interconnected reception spaces.



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PROPERTY NAME
Burnside

LOCATION
21 Milton Lane, Finavon

APPROXIMATE TOTAL AREA:
161.8 sq. metres (1741.6 sq. feet)

Ground Floor- Externals - First Floor-

The floorplan is for illustrative purposes. All sizes are approximate.





WELCOME

A gated driveway, detached double garage, and substantial studio/games room with a kitchenette above the garage add outstanding convenience and flexibility.

MOVE-IN-READY

FAMILY HOME CLOSE TO FORFAR



Located in the hamlet of Finavon, the home is well placed for access to the A90, placing Dundee within a 30-minute drive, while nearby Forfar provides a comprehensive range of shops, schools, leisure facilities, and other everyday amenities. Fresh neutral décor and brand-new fittings create a stylish blank canvas, warmed by natural timber tones throughout, while solar panels enhance the property's energy efficiency and practical appeal.

GENERAL FEATURES

Peaceful rural community, close to Forfar and a 30-minute drive from Dundee
Fully refurbished detached family home – move-in ready
Practical and versatile single-storey living
Fresh neutral décor and natural wood-toned finishes
Brand-new kitchen and newly fitted bath/shower rooms
Gated wraparound plot with picturesque countryside views
EPC Rating - C

ACCOMMODATION FEATURES

Bright and welcoming entrance hall
Interconnected west-facing living and dining rooms
Living room provides garden access
South-facing breakfasting kitchen with adjoining conservatory
Principal double bedroom with open storage and en-suite shower room
Three further double bedrooms, two with open storage and countryside outlooks
Light and airy four-piece family bathroom
Oil central heating, solar panels, and full double glazing

EXTERNAL FEATURES

Expansive gardens with lawns, seating areas, and mature privacy screening
Generous driveway with entrance gates
Detached double garage with multi-purpose upper studio/games room
Studio includes a kitchenette and countryside-facing balcony

INTERCONNECTED

WEST-FACING RECEPTION ROOMS WITH IDYLLIC COUNTRY VIEWS



The welcoming entrance hall is naturally lit and provides easy access to the accommodation.

Two west-facing reception rooms enjoy an open connection, creating flexible space for relaxation, dining, and entertaining, enhanced by idyllic country views. The dual-aspect living room also opens directly onto the garden, allowing the accommodation to extend outdoors in warmer weather, while the adjoining dining room connects seamlessly with the kitchen for sociable family meals and hosting.

SOUTH-FACING
BREAKFASTING KITCHEN



AMPLE SPACE FOR APPLIANCES AND OPEN TO THE DINING ROOM

The south-facing breakfasting kitchen is fitted with a brand-new range of shaker-inspired cabinetry, generous wood-toned worktops, and ample space for appliances. Open to the dining room, it also adjoins a bright conservatory overlooking the garden and surrounding landscape.









CONSERVATORY

With direct garden access, this sunny additional space is equally suited to summer sitting, home working, or a play room.





PRINCIPAL BEDROOM

WITH EN-SUITE SHOWER ROOM

The principal double bedroom benefits from generous open storage and a newly fitted en-suite shower room with practical aqua panelling and useful vanity storage.





ADDITIONAL

FAMILY ACCOMMODATION

Three further double bedrooms provide excellent flexibility for family, guests, or additional living or home working space, with two rooms benefiting from open storage and serene countryside outlooks.

STYLISH

FAMILY BATHROOM

A light and airy family bathroom is newly appointed with a bath, separate shower enclosure, WC, and washbasin.

Extras: The property is sold as seen.



GENEROUS GARDENS *AND DRIVEWAY*

Outside, the home is attractively nestled within expansive wraparound gardens incorporating lawns, established planting, and secluded seating areas. Mature trees and hedging create excellent privacy, while the bucolic backdrop enhances the property's appealing sense of space and tranquillity.







A sweeping gated driveway leads to the detached double garage. Above it, the impressive 9-metre-long studio/games room is independently accessed and equally well suited to leisure, creative pursuits, or quiet home working.

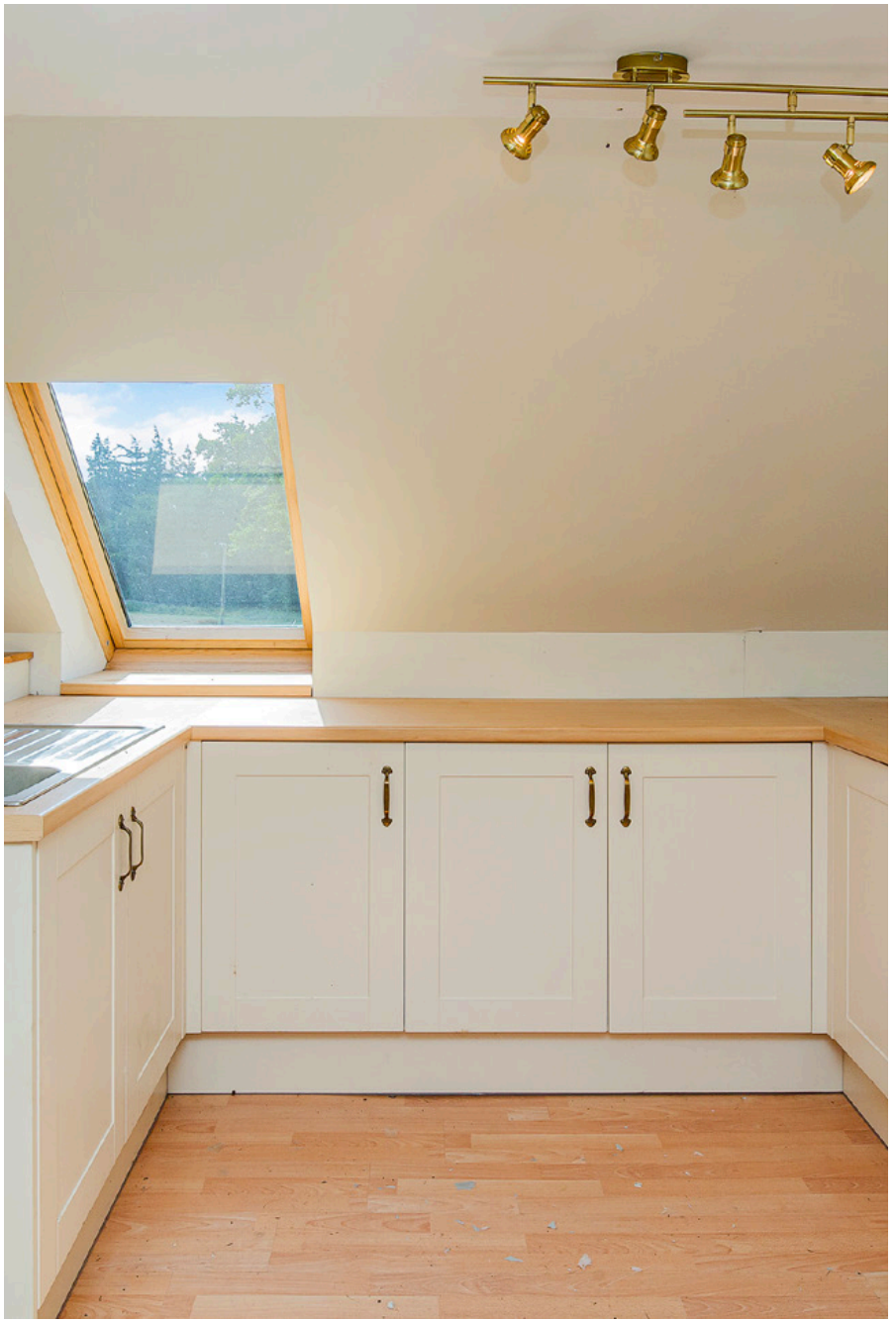
VERSATILE STUDIO

THE STUDIO INCLUDES A KITCHENETTE &

COUNTRYSIDE-FACING BALCONY

The studio features multi-aspect glazing, a countryside-facing balcony, and a newly fitted kitchenette with a sink and space for an undercounter fridge.



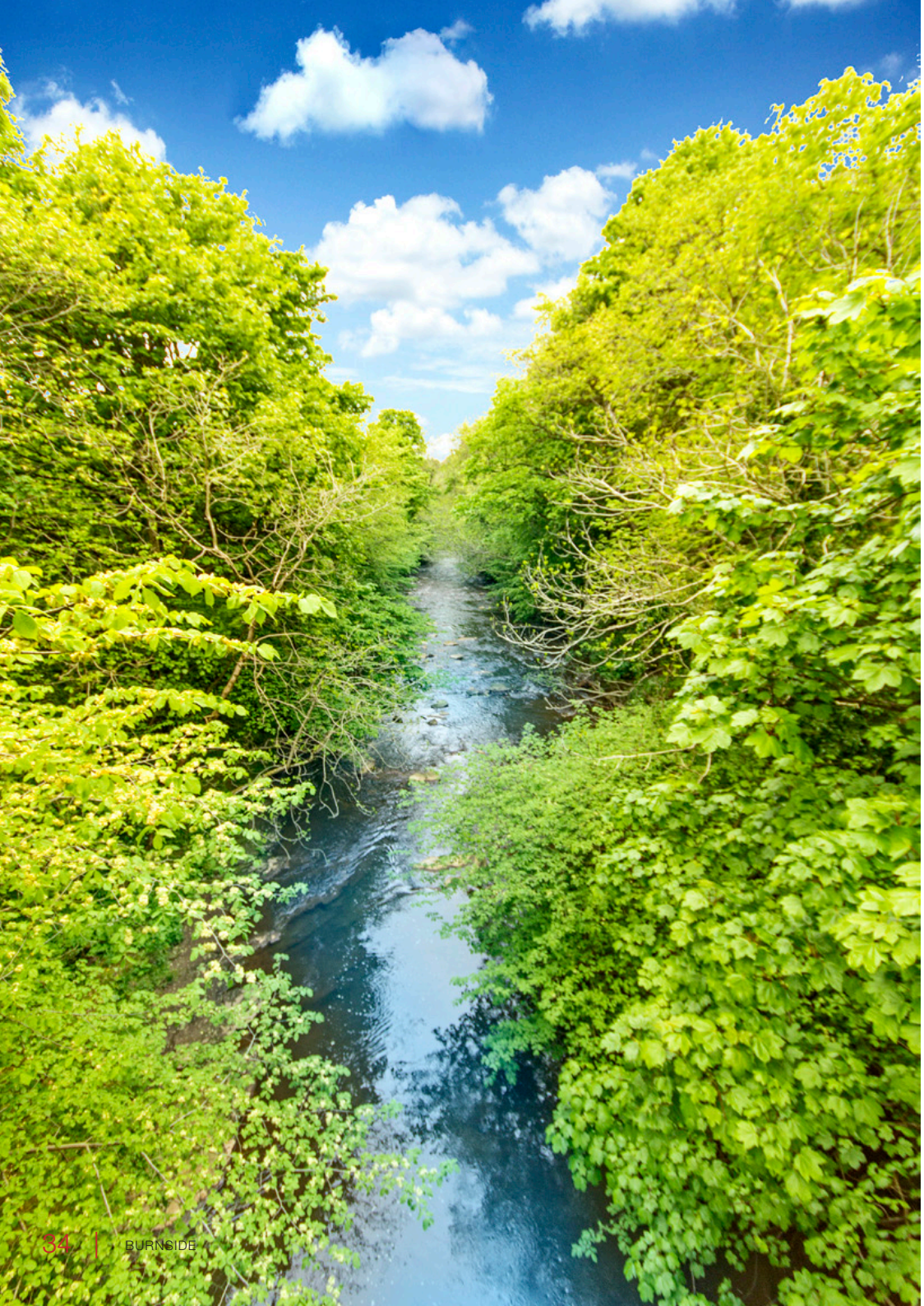






FINAVON

A TRANQUIL RURAL HAMLET SET AMID PICTURESQUE ANGUS COUNTRYSIDE





Finavon is onveniently close to the A90, around five miles northeast of Forfar. The area is known for salmon and sea-trout fishing on the River South Esk, as well as its rich archaeological heritage, including the Iron Age hillfort at Finavon and the ruins of Finavon Castle. Nearby Forfar is the county town of Angus, home to a fantastic selection of amenities, including several major supermarkets, high street stores, independent retailers, and a wealth of restaurants, bars, pubs, and takeaways, ensuring every taste is catered for. Forfar also offers excellent everyday services, including medical centres, pharmacies, a Post Office, banks, petrol stations, hairdressers, barbers, beauty salons, several veterinary clinics, and several car and tyre garages. For families, animal owners, and outdoor explorers, Forfar boasts play parks, scenic open spaces, and Forfar Loch Country Park, which offers scenic routes for walking, running, cycling, and horseback riding, as well as picnic areas and children's nature clubs. For those who prefer to stay indoors for fitness and entertainment, the town is home to independent gyms and sports clubs, plus a leisure centre with a gym, swimming pool, sauna, and steam room, exercise classes, sports pitches, a café, and a soft play centre to keep younger members of the family entertained. The town benefits from several primary schools offering early years education, with secondary schooling provided at Forfar Academy and a selection of independent options nearby. Forfar is served by excellent bus and road links, and the closest train station is in Dundee (a 30-minute drive away), making travelling across the county and beyond fast and efficient.

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All sizes are approximate.